

**Exhibit A**

**Budget**

# BCR Pinewood Realty LLC - Estimated Cash Collateral Budget

	September	October	November	TOTALS
<b>AUTO EXPENSES</b>				
Auto Fuel	\$ 300.00	\$ 300.00	\$ 300.00	\$ 900.00
Auto Expense	\$ 100.00	\$ 100.00	\$ 100.00	\$ 300.00
<b>VARIOUS FEES</b>				
Bank Fees	\$ 150.00	\$ 150.00	\$ 150.00	\$ 450.00
Credit Checks	\$ 120.00	\$ 120.00	\$ 120.00	\$ 360.00
Inspection Fees	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 2,000.00
Management Fees	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 54,000.00
<b>INSURANCE</b>				
Insurance	\$ 18,300.00	\$ 18,300.00	\$ 18,300.00	\$ 54,900.00
<b>OFFICE &amp; ADMINISTRATION</b>				
Answering Service	\$ 200.00	\$ 200.00	\$ 200.00	\$ 600.00
Office Supplies & Expense	\$ 200.00	\$ 200.00	\$ 200.00	\$ 600.00
Holiday Gifts			\$ 2,500.00	\$ 2,500.00
<b>PAYROLL, PAYROLL TAXES AND BENEFITS</b>				
Payroll	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 75,000.00
Payroll Taxes	\$ 8,333.00	\$ 8,400.00	\$ 9,000.00	\$ 25,733.00
Payroll Processing Fees	\$ 500.00	\$ 300.00	\$ 500.00	\$ 1,300.00
Health Insurance	\$ 18,500.00	\$ 18,500.00	\$ 18,500.00	\$ 55,500.00
<b>PROPERTY PROFESSIONAL FEES</b>				
Legal Fees	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00
Engineering Fees	\$ -	\$ -	\$ 11,000.00	\$ 11,000.00
<b>TAXES</b>				
Real Estate Taxes	\$ -	\$ -	\$ 115,000.00	\$ 115,000.00
<b>UTILITIES</b>				
Boiler Communication	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 4,800.00
Electricity	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 6,000.00
LVG Gas	\$ 25,000.00	\$ 25,000.00	\$ 27,000.00	\$ 77,000.00
Sewer	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 16,500.00
Telephone	\$ 150.00	\$ 150.00	\$ 200.00	\$ 500.00
Water	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 30,000.00
Water Surcharge	\$ -	\$ 37,500.00	\$ -	\$ 37,500.00
<b>REPAIRS AND MAINTENANCE</b>				
Equipment - Fire Alarm	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,500.00
Exterminator	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 2,500.00
Landscaping - Regular service	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 8,000.00
Refuse Removal	\$ 3,850.00	\$ 4,450.00	\$ 3,850.00	\$ 12,150.00
Improvements - Hot Water Heater	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
Improvements - Appliances	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00
Improvements - Cabinets	\$ 3,000.00	\$ 3,300.00	\$ 3,000.00	\$ 9,300.00
Improvements - Countertops	\$ -	\$ 500.00	\$ -	\$ 500.00
Improvements - Flooring	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 2,500.00
Improvements - Lighting	\$ 200.00	\$ 300.00	\$ 200.00	\$ 700.00
Improvements - Doors	\$ 200.00	\$ 300.00	\$ 300.00	\$ 800.00
Fire Equipment Service	\$ -	\$ 700.00	\$ -	\$ 700.00
Locksmith	\$ -	\$ 500.00	\$ -	\$ 500.00
Sewer Service and Repair	\$ -	\$ 500.00	\$ -	\$ 500.00
Repair - Electric	\$ 600.00	\$ 600.00	\$ 600.00	\$ 1,800.00
Repair - Paving	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00
Repair - Roofing	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00
Repair - Kitchen Floor	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
Repair - Floor Refinishing	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00
Repair - Appliances	\$ 500.00	\$ -	\$ 500.00	\$ 1,000.00
Painting and Plastering	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 6,000.00
Supplies - Building Materials	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 4,500.00
Supplies - Electrical	\$ 350.00	\$ -	\$ 1,000.00	\$ 1,350.00
Supplies - Hardware	\$ 500.00	\$ -	\$ 1,000.00	\$ 1,500.00
Supplies - Janitorial	\$ 300.00	\$ 300.00	\$ 100.00	\$ 700.00
Supplies - Painting	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,500.00
Supplies - Plumbing	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 9,000.00
Supplies - Tile	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
Repair - Windows	\$ 250.00	\$ 250.00	\$ -	\$ 500.00
New Windows	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,100.00
<b>OTHER</b>				
Debtor Counsel Fees	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 450,000.00
<b>TOTAL ESTIMATES</b>	<b>\$ 319,403.00</b>	<b>\$ 375,220.00</b>	<b>\$ 446,920.00</b>	<b>\$ 1,141,543.00</b>